७०७/१५४

विकास योजना-नांदेड
म्हाडा स्किमच्या पुनर्विकासासाठी अतिरिक्त FSI देणे बाबत नियम क्र. N-१.५ (x) (अपेंडिक्स Q) समाविष्ट करणेबाबत. ...
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधि. १९६६ चे कलम ३७(२) अन्वये अधिसूचना

महाराष्ट्र शासन
अधिसूचना
नगर विकास विभाग
मंत्रालय, मुंबई - ४०००३२.
शासन निर्णय क्रमांक : टिपीएस-३२०९/१२८२/प्र.क्र.१६/२००९/नवि-३०
दिनांक :- ७ डिसेंबर, २००९.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

[शिवाजी पाटणकर]
महाराष्ट्र शासनाचे अवर सचिव

प्रति,
प्रधान सचिव गृहनिर्माण विभाग, मंत्रालय मुंबई
विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद
जिल्हाधिकारी, नांदेड.
संचालक नगररचना, महाराष्ट्र राज्य पुणे.
उप सचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.
उप संचालक नगररचना, औरंगाबाद विभाग औरंगाबाद
सहायक संचालक नगररचना, नांदेड शाखा, नांदेड
आयुक्त, नांदेड महानगरपालिका,नांदेड
व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद
त्यांना विनंती करण्यात येते की, सोबतची सूचना महाराष्ट्र शासन साधारण राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिध्द करुन त्याच्या ५ प्रती या विभागास व संचालक नगर रचना महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.
कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.
त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी
निवड नस्ती (नवि- ३०)

Runnaday GWP/backup/My Documents/DD/UD/SD/DD/UD30

Notification under section 37 (2) of the Maharashtra Regional & Town Planning Act, 1966.
New Rule No. N-1.5 (ix) (Appendix Q) in Nanded Municipal Corporation DCR.

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated - 07/12/2009

NOTIFICATION

No. TPS- 3209/1282/CR- 16/09/UD 30

Whereas the Development Control Regulations for Nanded have been sanctioned (hereinafter referred to as "the said Regulations") by Government in Urban Department vide notification No.TPS-3088/454/CR-59/92/UD 12 dt. 14/10/1991 under section 31(1) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as "the said Act") ;

And whereas Govt. in Housing Department has declared the "Housing Policy" (hereinafter referred to as "the said policy");

And whereas, "the said policy proposed to allow redevelopment of MHADA colonies by providing, higher FSI and to revise the size of old tenements. This will enable the present occupants to have better accommodation as well as to create additional housing stock;

And whereas Govt. felt it necessary to add the new Rule No. N-1.5(ix) alongwith new Appendix-Q (hereinafter referred to as "the said proposed modification") given in the schedule 'A' appended herewith; and for that purpose under the powers conferred by sub-section (1AA) of section 37 of the said Act Government in Urban Development Department had published the notice of even Number dated 23/01/2009 which appeared in Maharashtra Government Gazette part I Auranagabad Division supplement dated 26/02/2009 to invite suggestions and objections from general public to the said modification proposal. The Deputy Director of Town Planning,

Aurangabad Division, Aurangabad has been appointed as Officer to give hearing to the suggestions and objections received on the said modification proposal and submit to his report to the Government,

And whereas Deputy Director of Town Planning, Aurangabad Division, Aurangabad have submitted his report to Government after following procedure laid down under section 37(1) (AA) of Maharashtra Regional & Town Planning Act, 1966,

And whereas after consulting the Director of Town Planning, Pune & after making necessary inquiries the Government is of the opinion that the said modification proposal should be sanctioned & for that purpose amends the notification dated 14/10/1991 sanctioning the said Development Plan as follows;

In the Development Control Rules of the Nanded Municipal Corporation New Rule N-1.5 (ix) is added with Appendix Q given in the Schedule 'A' appended herewith.

Note :-

A) Sanctioned modification is available for inspection by the general public during office hours on all working days at the following offices:-

1) The Deputy Director of town Planning, Aurangabad Division, Aurangabad having his office at Gruhnirman Building, 2nd floor, Near Printravel Hotel, Station road, Aurangabad.

2) The Commissioner Nanded Municipal Corporation, Nanded.

B) This notification is also published on Government web site at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Shivaji Patankar)

Under Secretary to Government

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SCHEDULE 'A'

Accompaniment to Government in Urban development Department's Notice No TPS 3209/1282/C.R.16/2009/UD 30, dated - 07/12/2009.

N- 1.5 (ix) Development/redevelopment of Housing Schemes of Maharashtra Housing & Area Development Authority:

1) The FSI for a new scheme on vacant lands of Low Cost Housing Schemes for Economically Weaker Section, Low Income Groups & Middle Income Group of the MHADA having atleast 60% built up area in the form of tenements under EWS, LIG & MIG categories shall be 2.50.

2) For redevelopment of existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies/occupiers of buildings or by housing societies/occupiers of building or by lessees of MHADA or by the developer, the FSI shall be as under –

a) Total permissible FSI shall be 2.5 on gross plot area.

b) The incentive FSI admissible against the FSI required for rehab shall be as under –

(i) In congested area as shown on sanctioned D.P. of Nanded for the area upto 4000 sq.mt. the incentive FSI admissible will be 50%.

(ii) In congested area as shown on sanctioned D.P. of Nanded for the area above 4000 sq.mt. the incentive FSI admissible will be 60%.

(iii) In outside congested area, shown on sanctioned D.P. of Nanded for the area upto 4000 sq.mt. the incentive FSI admissible will be 60%.

(iv) In outside congested area, shown on sanctioned D.P. of Nanded for the area above 4000 sq.mt. the incentive FSI will be 75%.

(c) Difference between 2.5 FSI and the FSI required for "rehab + incentive" shall be shared between MHADA & Society/ Developer in the ratio of 2:1.

(d) In the scheme, for the land allotted for societies of MIG & HIG and developed plot allotted individually to MIG & HIG group, the permissible FSI shall be as per prevailing Development Control Regulation.

3) In case of grant of NOC with additional permissible Builtup area by MHADA for the purpose of undertaking Redevelopment/Utilisation,

MHADA shall charge premium at the rate decided by Govt. in Housing Department from time to time.

4) For the purpose of calculating the FSI, the entire area of the layout including development plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory open spaces as in these Regulations. For low cost housing schemes of MHADA for EWS, LIG categories, the Regulations in Appendix Q appended herewith shall apply.

5) For the purpose of this Regulation the carpet areas for EWS, LIG or MIG tenements shall be as determined by the Government from time to time.

6] For the offsite infrastructure, MHADA shall pay to the Nanded Municipal Corporation 12.5% of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

7) In any Redevelopment scheme where the Co-operative Housing Society/Developer appointed by the Co operative Housing society has obtained No Objection Certificate from the MHADA/ Nanded Board thereby sanctioning additional balance? FSI with a consent of 70% of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/members to participate in the Redevelopment Scheme and vacate the existing tenement for the purpose of redevelopment. In case of failure to vacate the existing tenements, the provisions of section 95A of the MHADA Act mutatis mutandis shall apply for the purpose of getting the tenements vacated from the non co-operative members.

8) A corpus fund, as may be decided by MHADA, shall be created by the Developer which will remain with the societies for its maintenance.

9] 2% area of lay-out under these schemes will be kept for Electric DP/Dust bin/ Waste Material Collection Centre.

Appendix Q

(Under Regulation No. N-1.5(ix))

Regulation for Low Cost Housing Schemes of the Maharashtra Housing and /area Development Authority for Economically Weaker Section (EWS) and Low Income Groups(LIG)

1. Density – a) Density shall be upto 450 ten-ements per net hectare having at least 60 percent tenements for EWS/LIG housing.

b) Extra density of 20 percent over and above the normally permissible density will apply for such housing schemes, with 60 per cent tenements under the E.W.S. and L.I.G. categories.

2. Minimum Plot Size - a) In the case of a growing house on a plot of 25 sq.m., a room of minimum size of 5.57 sq.m. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.m. (100 sq.ft.) may be allowed to be added. However commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificate for second phase issued as required.

b) Multi-purpose rooms – A multi purpose room shall be allowed with size upto 12.5 sq.m. with a minimum width of 2.4 m.

c) Cooking space (alcove). - Provision of separate kitchen shall not be necessary. However, Cooking space shall be allowed with a minimum use of 2.4 sq.m. with minimum width of 1.2 m.

d) Combined toilet. – A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.m. with minimum width of one meter,

e) Height – the average height for a habitable room with sloping roof shall be minimum 2.6 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable

room. Kitchen areas shall have minimum clear height/average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2 m.

f) Plinth. – The minimum plinth height shall be 30 cm. and in areas subject to flooding the plinth shall be higher than the high flood level.

3. External walls – 115 mm. thick external brick wall without plaster shall permitted.

4. Staircases – Single flight staircases without landing between the two floors shall be permitted.

5. Front open space – The front open space from roads having width of 9.14 m. and below shall be of a minimum of 1.5 m for buildings with height of upto 10 m.

6. Open space (side and rear)- The distance between two ground floor structures shall be of minimum of 4.5 m. for purposes of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from an open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

7. Pathways – The width of pathways shall be as follows –

   i) 1.5 m width of pathways upto 20 m. in length.

   ii) 2 m. width of pathways upto 30 m. in length.

   iii) 2 .5 m. width of pathways upto 40 m. in length.

   iv) 3 m. width of pathways upto 50 m. in length.

8. Flushing cistern – In water closets, flushing cistern shall not be essential and toilets without this provisions may be permitted.

9. Water closet pan size -- the water closet seat shall be of a minimum of 0.46 m. (18 inches) in length.

10. Septic tank and leaching pits (soak pits) A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita. Where the municipal services are likely to the available within four to five years or so, pour flush

water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

11. Convenience shopping - Convenience Shopping as defined in these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.0 is available and is provided.

12. Recreation Ground - In the layouts, provisions for recreation ground shall be on the lines prescribed in these Regulations.

13. Ancillary structures. - Ancillary structures such a permissible ground tank, overhead tank substations etc, shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 per cent of such space shall be utilised for such purposes.